

**Planning and Zoning Commission Meeting Minutes
August 22, 2022**

A regular meeting of the City of Yuma Planning and Zoning Commission was held on Monday, August 22, 2022 in City of Yuma Room #190, One City Plaza, Yuma, Arizona.

PLANNING AND ZONING COMMISSION MEMBERS present were Chairman Chris Hamel, Vice-Chairman Gregory Counts, and Commissioners Branden Freeman, Lorraine Arney and Joshua Scott. Commissioner Barbara Beam was absent. There is one vacancy.

STAFF MEMBERS present included Rodney Short, Deputy City Attorney; Alyssa Linville, Assistant Director of Planning; Andrew McGarvie, Engineering Manager; Diego Arciniega, Assistant Planner, and Alejandro Marquez, Administrative Specialist.

Chairman Chris Hamel called the meeting to order at 4:30 p.m., and noted there was a quorum present.

CONSENT CALENDAR

MINUTES –July 25, 2022

WITHDRAWALS BY APPLICANT – None

CONTINUANCES – None

APPROVALS – None

Motion by Counts, second by Arney to APPROVE the Consent Calendar as presented. Motion carried unanimously, (5-0) with one absent and one vacancy.

Action Items – None

Public Hearings –

ZONE-37623-2021: *This is a request by Colvin Engineering, on behalf of Hardknocks Limited Partnership, to rezone approximately 5.9 acres from the Limited Commercial (B-1) District to the Medium Density Residential/Planned Unit Development Overlay (R-2/PUD) District, for the property located at the southeast corner of 24th Street and Avenue 7½E, Yuma, AZ.*

Alyssa Linville, Assistant Director of Planning; summarized the staff report and recommended **APPROVAL.**

QUESTIONS FOR STAFF

Hamel asked what was going to separate the property and the roadway along 24th Street. Linville replied that there would be a block wall and some landscaping. Hamel then asked for clarification on where the retention basin would be located. Linville answered that on-site retention would be located within the landscaping along 24th Street, and within the centrally located basin. Commissioner Counts asked what was to the north of the proposed project. Linville answered the property to the north was undeveloped land.

APPLICANT/APPLICANT'S REPRESENTATIVE

Nathan Heida, 190 South Madison Avenue, Yuma AZ, was present and available for questions. Hamel stated the he appreciated that the developer was not going build the maximum number of units on the property so that the proposed project would not be so densely populated. Hamel then stated that he approved of the design of the units.

Counts asked for the depth of the property from 24th Street to the southern property line. Heida replied it was about 200 feet. Counts then asked on the south side of the proposed project what was the distance between the proposed homes and the southern property line. Heida answered that all of the setbacks were about twelve feet from the back of the property, and 8 feet on the detached side of the homes.

PUBLIC COMMENT

Carmen Arzate, 7646 Olive Ann Lane, Yuma AZ, expressed her concerns about the property value of the neighboring homes, the hours of operation during the construction, and how long the proposed project would take to complete. Hamel stated that the Commission could not answer the question about property value and that the developer would answer all the other concerns. Heida stated that he also could not answer the question about the property value. Heida then stated that construction work days were Monday thru Friday, eight hours per shift, and construction of this size would typically take less than one year. Arzate then expressed concern about the heavy traffic due to the addition of the proposed project.

Motion by Freeman, second by Arney to APPROVE ZONE-37623-2022 as presented, subject to the Conditions of Approval in Attachment A. Motion carried unanimously, (5-0) with one absent and one vacancy.

INFORMATION ITEMS

Staff

None

Commission

None

Public

None

ADJOURNMENT

Chairman Chris Hamel adjourned the meeting at 4:48 p.m.

Minutes approved this 12 day of September, 2022



Chairman